

SUMMARY AND RECOMMENDATION

5. TEXT AMENDMENT: 1768 Cook Street

Summary: To amend the text of CD-1 (582) (Comprehensive Development) District at 1768 Cook Street, to permit additional floor area on levels 16 and 17 and the addition of a penthouse level. An increase in the maximum building height from 47.0 metres to 53.3 metres, the number of storeys from 17 to 18 storeys, and the floor space ratio (FSR) from 3.5 to 3.7 are proposed.

Applicant: IBI Group Architects in conjunction with GBL Architects

Referral: This item was referred to Public Hearing at the Regular Council Meeting of February 12, 2019.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by IBI Group Architects in conjunction with GBL Architects, on behalf of the registered owner, Concord Avenue One (Nominee) Limited (Concord Pacific), to amend Comprehensive Development (CD-1) District (582) By-law No. 11069, for 1768 Cook Street [*PID: 029-387-230; Lot 1, Block 5, District Lot 302, Group 1, New Westminster District Plan EPP42239*], to permit an increase in the floor space ratio (FSR) from 3.5 to 3.7 and maximum building height from 47.0 m (154.0 ft.) to 53.3 m (174.6 ft.) to allow additional floor area on levels 16 and 17, and the addition of one penthouse level increasing the tower height from 17 to 18 storeys, generally as presented in Appendix A of the Policy Report dated January 29, 2019, entitled "CD-1 (582) Text Amendment: 1768 Cook Street" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by IBI Group Architects in conjunction with GBL Architects and received on October 11, 2018, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Policy Report.

- B. THAT the consequential amendment to the Southeast False Creek Official Development Plan By-law to increase the floor area limits for maximum total floor area and for maximum residential floor area for the whole of the Southeast False Creek area and for Area 1B, as set out in Appendix C of the Policy Report, dated January 29, 2019, entitled "CD-1 (582) Text Amendment: 1768 Cook Street", be approved.

- C. THAT A through B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[TA– 1768 Cook Street]